



ADVISORY NEIGHBORHOOD COMMISSION 8B02

COMMISSIONER PAUL TRANTHAM

202.684.1109 202.317.1665

EMAIL: 8B02@ANC.DC.GOV

D.C. Board of Zoning Adjustment
441 4th Street, N.W., Suite 200S
Washington, DC 20001
bzsubmissions@dc.gov

Re: New Affordable Apartment Building at 2483-2491 Alabama Ave. SE

Dear Members of the Board:

On July 23, 2019, at a duly-noticed regular public meeting with an established quorum of commissioners present, Advisory Neighborhood Commission 8B voted 5 - 0 - 2 in favor of providing a letter of support regarding the proposed new all-affordable 86 unit apartment building. The development team has filed an application with the D.C. Surveyor (No. SO-05668) for a closing of a portion of a public alley surrounded by the project site and an application with the Board of Zoning Adjustment (Case No. 20110) for approval of new residential development in the RA-1 zone in which the subject property is located. ANC 8B supports both applications.

The Commissioners have reviewed the development plans and believe that this project will be a great addition to the community.

With respect to the alley closing application, the proposed portion of the alley to be closed dead-ends, is unimproved, and is surrounded entirely by the project site. The closing of the alley would not adversely affect any of the other properties sharing this alley. The alley closing will allow the developer to consolidate the portion of the property separated by this alley segment and will allow for a more efficient site plan. Parking access for the project will be via this alley system, so the developer will improve much of the remaining public alley, which will benefit both this project and other surrounding properties.

With respect to the BZA application, the proposed building has a high quality design, attractive landscaping, and site plan that will integrate well into the neighborhood. The project will provide ample open space and a children's playground for residents. The project will add new and needed affordable housing to a site where none currently exists. Adequate parking will be provided and will not create on-street parking or traffic problems. Public recreation facilities in the neighborhood will be able to accommodate the project's residents.

We ask that you approve these applications so that this important project may be built.

Sincerely,

ANC Commissioner Paul Trantham
8B02 Single Member District

Board of Zoning Adjustment
District of Columbia
CASE NO.20110
EXHIBIT NO.30